

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
Division of Housing Policy Development
P.O. Box 952053
Sacramento, California 94252-2053



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1-10-07
recorded
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County of Tulare

Henry Hash, Director

5961 South Mooney Bl.

Visalia, CA. 93277

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DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
Division of Housing Policy Development
P.O. Box 952053
Sacramento, California 94252-2053



Thank you for submitting the annual progress report on
your jurisdiction's housing element for the period of

FY 05-06

✓

The report was received by the department on

12-18-06

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Submission of the annual progress report satisfies one of
the eligibility requirements for the Department's Workforce
Housing Reward Program.

If you have any questions or would like additional
information on the Workforce Housing Reward Program,
please contact us at (916) 445-4728 or visit our website at
www.hcd.ca.gov/fa/whrp.

SJA



RESOURCE MANAGEMENT AGENCY

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HENRY HASH, DIRECTOR

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December 28, 2006

Department of Housing and Community Development
State of California
Housing Policy Division
P.O. Box 952053
Sacramento CA 94258-2053

HOUSING POLICY
DEVELOPMENT, HCD

DEC 29 2006

To Whom It May Concern:

We are pleased to submit the General Plan Annual Progress Report. For the Tulare County General Plan, which is enclosed for your review. This report only contains the progress in implementation of the County's Housing Element and in meeting the County's regional housing needs. The County is currently undertaking a comprehensive update to its General Plan. This comprehensive update includes the Land Use, Circulation, Safety, Noise, Conservation and Open Space elements of the General Plan. Completion of this update is expected by the end of December 2006.

The Element has been prepared and is being transmitted to your office to fulfill the requirements of California Government Code Section 65400 (b) (1).

If you should have any questions or comments regarding this Element please contact me at (559) 733-6291 or by email at cprzybyl@co.tulare.ca.us

Sincerely,

Chuck Przybylski
Countywide Planning Division





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HENRY HASH, DIRECTOR

ASSOCIATE DIRECTOR

November 28, 2006

Annual Progress Report on Implementation of the Housing Element

This report is prepared for the reporting period of September 1, 2004 to August 31, 2006. The report is provided to the Planning Commission and the Board of Supervisors as an informational item. The adoption of this document is not mandated by law, however, "*a report must be provided to the legislative body on the status of the Housing Element and progress on its implementation, including the County's progress in meeting its share of regional housing needs*" (California Govt. Code Section 65400 (b) (1)).

Progress in meeting regional housing need

Prior to a local agency's update to its Housing Element, the local Council of Governments is required to adopt a Regional Housing Needs Assessment (RHNA). The RHNA uses the State calculated number of houses needed to be constructed within the County and divides this fair share number between the local jurisdictions. The fair share number is based upon the number of units constructed over the previous 20 years by each jurisdiction. The RHNA was adopted by the Tulare County Association of Governments (TCAG) on November 4, 2002. The local jurisdiction then updates the Housing Element of its General Plan using this fair share number. Tulare County's adopted Housing Element (2003) covers the period from January 2001 to July 2008. This report analyzes Tulare County's progress in meeting its fair share allocation for the previous three years. A new adopted Housing Element will be required by June 30, 2009.

The County is not required to develop the needed housing units identified in the RHNA; however, it needs to provide a sufficient amount of planned available residential land so these units could be constructed within the above timeframe. The 2003 Housing Element projected that the County has an excess of planned residential land acreage available to accommodate the projected Housing Needs provided by TCAG. Table 1, below, shows the County's fair share housing unit needs as identified in the adopted Regional Housing Needs Assessment.

Table 1. County of Tulare Regional Housing Needs Assessment
January 1, 2001 to July 21, 2008

Total projected Need	Very Low Income	Low Income	Moderate Income	Above Moderate Income
2250	716	302	202	1030

1. Total number of new housing permits issued by Tulare County this reporting period:

During the period of September 1, 2005 through August 31, 2006, the County issued 782 new housing permits including mobile homes. This compares with 688 permitted units during the previous year. This year's permitted housing units exceeds the number of units permitted in the 2005 reporting year by 94 permits. These numbers demonstrate a 13.6% increase in residential housing development within the County, which experienced one of its highest permitting years. The County approved 199 apartment units over the last year, along with 148 mobile homes. The majority of the apartment and mobile home units fall within the Very Low Income units category. Table 2 presents the number of housing units the County permitted by month for the current reporting year.

Table 2. Units Permitted Per Month
September 1, 2004 to August 31, 2006

Year	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Total
2005	53	53	46	50	76	27	57	86	52	77	43	68	688
2006	67	126	158	52	40	56	61	42	46	31	40	63	782

2. Affordability, by income level, of new units including the number of deed restricted affordable housing units:

HCD determines the income limits for Very Low Income, Low Income, Moderate Income and Above Moderate Income households. Those households which earn less than 51% of the Area Median Income (AMI) (\$51,100 in 2005) are in the Very Low Income category. Likewise, 51% to 80% of AMI is Low Income; 81% to 119% of AMI is Moderate Income; and 120% of AMI and above is Above Moderate Income. These categories are more thoroughly explained in RHNA and the Housing Element.

Housing costs are not to exceed 30% of the family's monthly income. A maximum rent or home payment is calculated for each income category. Housing units permitted within the reporting period are then classified based on the price of the building permit. Table 3 shows a data comparison from the 2004 and 2005 reporting year information broken out into the categories explained above.

**Table 3. Affordability Characteristics of Units Added in the Reporting Period
September 1 Through August 31 - 2004 Through 2006 Reporting Years**

Reporting Year	Mobile Homes	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Building Permits	Demolitions
2004	100 ¹	162	148	90	90	490	16
2005	226	452	201	94	113	688	75
2006	148	374	150	151	107	782	51

¹Mobile homes numbers cover January 1, 2004 to December 31, 2004. 100 mobile homes were permitted from January 1, 2004 to August 31, 2004.

Deed Restricted Units for time period: 0

3. Compare units added to regional housing need allocation by income category:

Table 4 summarizes the County's remaining fair share needs through July 2008, calculated by subtracting the last three years Annual Report permitted housing unit totals (from Table 3) from the "Planned Need RHNP" column. The "Estimate of Acres Remaining" column takes the "Remaining Fair Share Need" number and estimates how many acres of planned residential land the County should have. The "Acres Planned Land Use" column presents the total acres of land use designations the County currently has planned, according to the 2003 Housing Element, and the "Residential Land Use" column presents which land use designation was used to determine this acreage.

It is estimated that private development will exceed the RHNA planned need, except for in the Above Moderate Category. However, there is an excess of planned residential land use designations available to accommodate the Above Moderate Income units as shown in Table 4. At this time the County does not need to plan for more residential land use designations within the communities to accommodate the remaining fair share need of housing units.

**Table 4. Remaining Regional Share of Housing
January 1, 2001 to July 31, 2008**

Income Group	Planned Need (RHN ^P)	Estimated Planned Land Use Need (RHN ^P)	2004 Annual Report Units	2005 Annual Report Units	2006 Annual Report Units	Remaining Fair Share Need	Estimate of Acres Needed to Fulfill RHN ^P	Acres Planned Land Use ¹	Residential Land Use
Very Low Income	716	34 acres	162	280	374	(-100)	0 (21 units per acre)	38.3 acres	High Density
Low Income	302	35 acres	148	201	150	(-47)	0 (9 units per acre)	330 acres	Medium Density
Moderate Income	202	51 acres	90	94	151	(-133)	0 (4 units per acre)	674 acres	Low Density
Above Moderate Income	1030	1030 acres	90	113	107	720	720 (1 unit per acre)	5846 acres	Very Low Density

¹ As shown in the 2003 Housing Element and within existing Community Plans only.

High Density Land Use designations are primarily used in the analysis to determine if the County has enough land planned for the Low and Very Low Income categories. The County would need to provide a nexus that other land use designations could be used to demonstrate there are enough adequate sites for these categories. The County has approximately 268 acres of planned High Density Residential within its communities. However, due to inadequate services, such as water, sewer or other constraints, only 38.3 acres are available for development.

In the future, development may construct or pay for improvements to these services, thereby increasing the amount available High Density acreage. Furthermore, as the County is preparing updates to the Goshen and Tipton Community Plans, this will provide an increase in the County's high density acreage. However, if this acreage amount is not enough, the County may have to designate an appropriate amount of High Density Residential uses to meet the goals of the next Housing Element.

The County has permitted over 326 mobile homes over the last two years. Mobile homes are purchased at a very low cost, and are often placed on agricultural parcels. Many of these are used for farm labor or migrant housing. During the next Housing Element analysis the County will have to demonstrate that mobile homes are not usually placed within High Density land uses, but rather in agricultural or foothill regions. The County will also show that the permitting of mobile homes could qualify for the Very Low Income category.

Appendix A

Housing Element Responsible Divisions

Community Development and Redevelopment / TCRA

Responsible Division	Policy	Time Frame	Description	Project Status
CD&R	1.1.1	Current County Practice	Coordinate with the Housing Authority and non-profit housing organizations to pursue development of rental housing for large families, as well as providing for other housing needs and types.	The County will provide State Home Investment Partnerships (HOME) Program funds (grant #04-HOME-0762) and partner with Self-Help Enterprises to develop a fifteen-unit first-time homebuyer project in Cutler-Orosi. County is also coordinating with Central Valley Christian Housing (CVC) to purchase infill lots and with partner Community Services and Employment Training (CSET) to build affordable houses through County's new Construction Trades Training Program. County staff of different departments work with community non-profit organizations in the Kings-Tulare Continuum of Care to explore and meet the needs of the homeless population and others needing emergency or transitional housing.
CD&R	1.2.1	Current Practice	Continue to have the Community Development and Redevelopment Division (CD&R) to serve as a housing advocate and liaison with State and Federal housing agencies at workshops, stakeholder forums, grant monitoring, and application evaluations.	CD&R staff has participated on the Advisory Committee of the State Community Development Block Grant (CDBG) and HOME Programs and helped HOME develop an Infill New Construction Program.

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Responsible Division	Policy	Time Frame	Description	Project Status
TCRA CD&R	2.21	Current Practice	Determine whether additional grants can be sought other than the County's Community Development Block Grant and HOME grant programs.	The County was awarded 2004 and 2005 CalHome and Workforce Housing Rewards (WFH) grants and will apply for 2006 WFH and CalHome funds. County CD&R hired grants management technicians to research alternative funding sources and develop a database for general County use, which will soon be ready to use. County has hired grant writers for RMA and for the Sheriff's Department. TCAG will soon hire another.
CD&R	2.22	Current Practice	Leverage federal and State grants with Tulare County Redevelopment Agency set-aside funding to obtain additional grant funding.	The County committed Tulare County Redevelopment Agency (TCRA) low-moderate income housing set-aside funds as leverage for 2005 CalHome, 2006 HOME and 2006 CalHome housing activities, as well as for 2006 CDBG public works activities in support of housing.
CD&R	2.31	Current Practice	Continue a close liaison between Tulare County and non-profit housing organizations able to contract with County to implement housing programs and assist in achieving the goals of the County.	The County entered into agreements in 2006 with Self-Help Enterprises and Central Valley Christian Housing Developing to implement the County's Owner-Occupied Rehabilitation and Emergency Housing programs.
CD&R	2.41	Current Practice	Offer low-income households mortgage subsidy and closing cost assistance through the County's first time homebuyer programs.	In December 2005, County raised its maximum HOME subsidy to \$60,000 for First Time Homebuyers.
CD&R	3.11	Current Practice	Support property maintenance programs in order to enhance private efforts at housing conservation.	In calendar year 2006, the County lent \$1,315,000 to seventeen (17) households in need of housing rehabilitation and housing related assistance.

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Responsible Division	Policy	Time Frame	Description	Project Status
CD&R	3.12	Current Practice	Support applications from cities and non-profit organizations for Federal and State grant funds and other appropriate funding sources to conserve existing sound housing units and upgrade public facilities to assure adequate affordable housing stock.	TCRA supported Orosi and Pixley PUDs in their applications for USDA wastewater funds, as well as the Cutler and Earlimart school districts in their Safe Routes to School grant applications. TCRA also partnered with Traver and CalPoly San Luis Obispo to implement concept and urban design plans.
CD&R	3.13	Current Practice	Actively seek grants through CDBG in the spring, HOME and CalHome each fall and other grants when they become available help maintain and upgrade the existing housing stock. Promotional materials are available for these programs in English and Spanish.	The County applied for and was awarded 2005 HOME and CalHome funds. The County will apply for 2006 CalHome funding if available. In August 2006, CDBG funds became available for public works activities and County applied for 2006 CDBG funds to assist water systems in Tooeleville, Plainview and Richgrove to support affordable housing. Both public works and housing activity promotional materials are printed in English and Spanish.
CD&R	4.23	Current Practice	Continue the practice of setting CDBG & HOME funding limits high enough to cover costs of demolition plus reconstruction of dilapidated homes of low income and very low-income households and any necessary related temporary relocation.	The County has continued this practice.
TCRA	4.31	Fiscal Year 2006-07	Determine the feasibility of a Receivership Program where vacant substandard housing is placed in receivership versus being demolished and determine if it would be a viable program.	Project not completed at this time.
TCRA	5.11	The Model Infill	Review the zoning of “infill” vacant lands	County staff has used data from the CDBG

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Responsible Division	Policy	Time Frame	Description	Project Status
		Study will be completed by FY 04/05 and will be reviewed in conjunction with community plans and rezoning studies, and with CDBG Planning and Technical Assistance grant(s)	in unincorporated communities to insure that present zoning is not impeding their development. Currently Community and Redevelopment is designing a model infill study in the Community of Goshen through the use of a CBDG planning and technical assistance grant. The study will be used as a model for other unincorporated communities.	Planning / Technical Assistance (P/TA) grant-funded Goshen Infill Study to research properties to purchase for the new infill construction program now scheduled to begin in 2007. Consultant Quad Knopf proposed a new infill housing ordinance, which will be considered.
TCRA EDC	7.21	Annually	Encourage the Tulare County Economic Development Corporation (EDC) to give consideration to housing opportunities in Tulare County to promote the concept of a "jobs to housing balance" when promoting business and industry opportunities in Tulare County, such as the current joint effort by EDC and TCRA at the annual Agricultural show to encourage businesses to locate here in Tulare County and the micro business enterprise, which assists small businesses within the County.	TCRA and EDC continue to share a booth with other organizations at the annual World Ag Expo in Tulare to encourage businesses to locate, expand and stay in the county. As businesses contact TCRA or EDC, they are informed of the affordability of area housing.
CD&R	8.11	FY 06/07	Conduct a housing conditions survey of the unincorporated area as necessary or at least every five (5) years.	The next survey will be completed in 2008.
CD&R Housing Authority	10.11	Current Practice	Identify target areas for public housing assistance, based on a countywide needs assessment, housing condition surveys, and other relevant information.	TCRA has purchased a tax sale property and is considering an appropriate use - building an affordable single family dwelling or emergency, transitional or permanent housing for a special needs population.

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Responsible Division	Policy	Time Frame	Description	Project Status
CD&R	10.71	Current Practice	Require the execution of a rent limitation agreement to restrict rent increases to an agreed percentage for low-income tenants of all rental units rehabilitated by publicly funded housing rehabilitation programs for a minimum of five (5) years, or as long as funding agencies require.	A few County-rehabilitated rental properties still have loans outstanding, but most Rent Limitation Agreements have expired. The multi-family Nueva Sierra Vista (NSV) residences funded by County HOME funds were built in 1997-98 by Self-Help Enterprises. Ten units in NSV are monitored annually for their continued affordability for low-income tenants. Similar publicly funded future rental projects will include restrictions, as required by funding agencies and County.
CD&R	11.11	Current Practice	Make available information at the County Government Center within the CD&R using Spanish and English brochures from State and Federal agencies on fair housing laws, and refer inquiries regarding housing discrimination to the Fresno district office of the Department of Fair Employment and Housing and Tulare-Kings Counties Legal Services.	Information is available.
CD&R Housing Authority Non-Profit Organizations	11.12	Current Practice	Prominently display fair housing posters in offices of County government, housing program managers, rental projects, and at project sites.	Fair Housing posters are displayed.
CD&R Housing Authority Non-Profit Organizations	11.13	Current Practice	Display fair housing logos on all marketing materials, specifically Section 504 of the Rehabilitation Act of 1973, and ensure efficient communication with disabled housing applicants.	Fair Housing logos are displayed.
CD&R	11.14	Current Practice	Include equal employment opportunity	Equal Employment Opportunity language is

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Responsible Division	Policy	Time Frame	Description	Project Status
Housing Authority Non-Profit Organizations HHSA			language in employment advertisements, construction bid solicitations and requests for proposal.	Annually or more often. included.
CD&R HHSA	12.11	Annually	Meet with Federal and State officials and local service providers on a regular basis to review grant program status and to advocate higher placement on priority funding lists for Tulare County Communities.	A landscaping and lighting district was established in Richgrove by way of a successful Proposition 218 election in 2004 that passed with 86% voters approving, in order to cover the costs of operations, maintenance and emergency response.
Board of Supervisors CD&R	12.22	Current Practice	Utilize benefit assessment districts and/or the County Service Area as a vehicle to maintain new public facilities in unincorporated communities.	In 2006 Ivanhoe voters passed Measure Z to establish a community street lighting project in the public utility district to supplement existing County sponsored street lighting in that redevelopment project area.
CD&R	12.51	Current Practice	Continue existing efforts whenever feasible to (1) provide data and other information to identify the needs for public infrastructure; (2) submit grant applications on behalf of the districts; and (3) administer grants provided by Federal and State governments.	County CD&R is currently implementing and administering a CDBG P/TA grant (#05-P/TA-1472) that will enable a study of a regional wastewater plant for Tipton, Pixley, and Earlimart. The 2005 P/TA grant also funds a master plan for Sequoia Field airport. CD&R was awarded 2005 Workforce Housing funds (#05-WFH-160) that include the purchase of solar street lights in Goshen, Poplar and Cotton Center; and a Ditchwitch trencher for the Construction Trades Training

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Responsible Division	Policy	Time Frame	Description	Project Status
RMA TCRA	12.61	Current Practice	In redevelopment areas, use Redevelopment Agency funds to leverage other funds and resources as a means to subsidize public improvements.	TCRA funds subsidize 2005 CDBG General Allocation funds for public improvements to the Richgrove storm drainage project now under construction. In the 2006 CDBG P/TA application, TCRA funds a Traver park study. TCRA provides leverage for the 2005 and 2006 WFI applications for capital projects in project areas. In Richgrove, future tax increment funds were pledged for debt repayment of a USDA loan for storm drainage system improvements.
Parks Division CD&R	13.41	Current Practice	Actively seek Federal, State, and private foundation grant funds for park and funded sports field in London and solar-	Construction will soon begin on a WFH- funded sports field in London and solar-

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Responsible Division	Policy	Time Frame	Description	Project Status
			recreation facilities in unincorporated areas including dual-use storm drainage ponding basins/ recreation parks.	powered streetlights around the Goshen dual-use ponding basin/recreation park. CD&R will apply for USDA funds for other dual use parks as part of storm drainage projects in Earlimart, Pixley and other areas.
Housing Authority Non-Profit Organizations CD&R	14.11	Current Practice	Apply for farmworker housing grants for sites in the Tulare County unincorporated area.	County CD&R continues to evaluate the feasibility of applying for Joe Serna Jr. Farmworker Housing Grant (JSJFWHG) funds, which require equal matching funds from other grants.
CD&R Housing Authority Non-Profit Organizations	14.33	Current Practice	Investigate grant and loan programs not currently utilized, as well as private investors, to increase efforts for development of farm labor housing.	The County continues to research and evaluate the feasibility of funding sources for farm labor housing.
CD&R Housing Authority Non-Profit Organizations	15.11	Current Practice	Participate in the Continuum of Care Housing Program.	CD&R staff assisted the Tulare/Kings Continuum of Care in preparing its funding application to the U.S. Department of Housing and Urban Development
CD&R Housing Authority Non-Profit Organizations	15.12	Current Practice	Identify locations within the County where transitional shelters and other homeless facilities are needed.	TCRA began the process of purchasing a tax sale property in early 2006 and is currently working with CoC to determine the feasibility of constructing emergency, transitional or limited permanent housing on the site.

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Countywide Planning Division

Responsible Division	Policy	Time Frame	Description	Project Status
Countywide Planning	1.12	2004	The Density Bonus Ordinance will be completed by the end of 2004	The Administrative Draft of the Density Bonus Ordinance is complete and is to be presented to the Planning Commission.
TCAG Countywide Planning	1.41	Current County Practice	Develop a uniform tracking system of all categories of new housing units (low income, very low income, and special needs) in cooperation with other interested agencies such as the Building Industry Association, the Tulare County Association of Governments (TCAG), and cities.	The County uses an automated permits processing that keeps track of each permit logged into a computer program and includes the cost of the house and square footage. This indicates if the dwellings are intended for low income or higher income households.
Countywide Planning	1.42	2003	Incorporate the findings of the 2002 Regional Housing Needs Determination Plan prepared by the Tulare County Association of Governments in the Housing Element Update.	Policy completed and implemented within the 2003 Housing Element.
Countywide Planning	5.41	When Needed	Systematically review existing community plans and zoning to assure that community plans provide adequate residentially designated sites.	The County systematically reviews all community plans. Plans are also reviewed during General Plan and Zoning Amendments brought forth by applicants.
TCAG Countywide Planning	5.43	Every Five Years	Review and revise, where appropriate, the urban boundaries of unincorporated communities to accommodate housing sites.	The County currently reviews urban boundaries around unincorporated communities every five years. The next comprehensive review will be part of the General Plan set for 2006.
Countywide Planning Board of Supervisors	5.43	2006	Review of the Urban Boundaries Element to be completed with the GP 2025 Update	Not completed at this time.
	10.32	2004	Implement the Density Bonus Ordinance consistent	The Administrative Draft of the Density

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Responsible Division	Policy	Time Frame	Description	Project Status
Countywide Planning			with State Density Bonus Law.	Bonus Ordinance is complete and is to be presented to the Planning Commission by the end of the year.
Project Review Countywide Planning	10.61	Current Practice First round of changes FY03/04	Establish written standards for administrative use permits in order to reduce the number of discretionary permits.	A second unit ordinance was adopted according to State Law in February of 2003.

RMA in General

Responsible Division	Policy	Time Frame	Description	Project Status
RMA	1.12	After mid 2005	Develop criteria for sites appropriate for large family rental housing and identify such sites; develop incentives for this type of development such as density bonuses, other tradeoffs (such as revised development standards), and development agreements. Amend the Zoning Ordinance to incorporate these criteria.	The Density Bonus is under review at this time. Other Projects under this policy will be implemented at another time. Current work on Community Plans is to look at increasing the acreage of medium to high density residential, in communities that can support this type of development. Community plans in the process for Tipton and Goshen.
RMA	1.22	Current County Practice	Provide information to local builders and developers regarding available housing programs, consistent with state affirmative action requirements, through County website, advertisements (for housing program administrator requests for proposal and for construction bids), through informational brochures in Spanish and English at County Permits counter, through presentations at community and redevelopment	County staff meets with local builders and developers and informs them about various housing programs administered locally and by the State and Federal government.

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Responsible Division	Policy	Time Frame	Description	Project Status
RMA	1.51	Current County Practice	Continue current zoning practices, which provide for the use of modular units, prefabricated units and manufactured homes in residentially zoned areas.	These uses are allowed in the County's Zoning Ordinance.
RMA	1.62	Annually, budget process	Continue the present practice of seeking public input whenever proposals are made to establish new fees or increase existing fees.	Public Hearings on applicant fee changes are usually held in the Spring.
Board of Supervisors RMA Private Developers	1.71	Annual Assessment	Continue to issue home mortgage revenue bonds when feasible, and investigate the feasibility of issuing bonds for multiple family rental housing.	The County continues to evaluate the feasibility for this program each year.
RMA	2.11	Current County Practice	Enforce State law, which eliminates State tax deductions for depreciation for landlords with substandard rentals.	N/A
RMA	2.12	Current County Practice	Address substandard housing through designation of target areas for concentration of code enforcement, Substandard Housing Abatement Program, housing rehabilitation and community facility improvement efforts	The County has designated the communities of Cutler-Orosi, Earlimart, Goshen, Ivanhoe, Poplar-Cotton Center, Pixley, Traver, Matheny Tract, and East Orosi as target areas for recent CDBG and CalHome grants.
Board of Supervisors RMA	2.13	Current County Practice	Reduce, subsidize or waive building permit fees for the rehabilitation of deteriorated housing units, which are assisted with, grant funds such as Community Development Block Grants and Redevelopment's Home Programs.	The County committed to waive \$7,000 of building permit fees as match for the 2005 HOME and CalHome housing repair programs now being implemented. The County also proposes waiving \$8,000 in permit fees for 2006 HOME and \$7,000 for the 2006 CalHome program.
RMA	3.31	Current County Practice	Ensure that currently sound housing is maintained through efforts of the Building Division and enforcement of the Uniform Building and Housing	Continuous

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			Code.	
RMA	3.32	Current County Practice	Continue to administer the Substandard Abatement Program to abate substandard conditions in residential rental units.	Continuous
RMA Housing Authority	4.11	Current County Practice	Continue Housing Authority practice giving displaced individuals priority in its public housing activities.	N/A
RMA Non-Profit Groups Housing Authority	4.12	Current Practice	Target demolition efforts to areas with new affordable housing when it is scheduled to be constructed.	County continues a grant-funded county-wide housing rehabilitation program that demolishes the dilapidated residences of eligible owner-occupants and reconstructs single family dwellings on their properties. Self-Help Enterprises is completing affordable multi-family projects in Earlimart and Orosi and single family self-help housing around Lindsay and Tulare.
RMA	4.21	Annually	Continue the collection of reasonable demolition permit fees for demolition of dilapidated housing units.	The County's current demolition fee is \$10.00.
RMA	4.22	2006	Determine the feasibility of using high density zoning as an incentive for the removal and replacement of dilapidated housing.	Not completed at this time.
RMA	5.22	Current Practice	Allow multi-family residential projects or mixed-use developments in commercial zone districts in the Urban Development Boundaries of unincorporated communities where it can be shown that other General Plan Goals such as the provision of affordable housing are achieved.	Allowable under current Zoning Ordinance.
RMA	6.11	Current	Identify and quantify the need for group quarters	The County will be investigating the

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Responsible Division	Policy	Time Frame	Description	Project Status
Continuum of Care HHSA	Practice		housing for special needs groups.	purchase of tax sale properties to be used in providing transitional and permanent housing in the unincorporated areas. Staff is currently working with the CoC to determine the feasibility of this project. The CoC is also seeking to become a Designated Local Board (DLB) for the Emergency Housing and Assistance Program (EHAP) in order to develop local capital development priorities and advise HCD on the relative merits of applications.
RMA	6.22	Fiscal Year 2005-06	Review the Zoning Ordinance to determine whether existing regulations place unnecessary constraints on the development of convalescent homes and other continuous care facilities, with emphasis on the need for an administrative special use permit.	Not completed at this time.
RMA TCAG Board of Realtors	8.52	Current Practice	Produce periodic housing reports, which identify community needs and provide information on housing starts, sales prices and other housing activity.	N/A
RMA	9.13	Current Practice	Promote energy conservation by providing information about utility company weatherization programs to County Housing program managers, applicants and participants.	Continuous
RMA Housing Authority Non-Profit Housing	10.22	Current Practice	Continue the use of long-term housing affordability covenants to preserve housing affordability for projects.	RMA and TCRA staff has requested County Counsel to review Deed of Trust and affordability covenants associated with the housing rehabilitation, first-time homebuyer, and infill new

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Responsible Division	Policy	Time Frame	Description	Project Status
Board of Supervisors RMA	10.31	FY 03/04	Continue efforts to amend the Zoning and Subdivision Ordinances to allow higher densities, zero lot line developments and other, more flexible, zoning provisions such as the administrative approval of second units required by AB 1866 (2002).	The County currently adopted a second unit ordinance as required by state law on February 25, 2004.
RMA	10.44	Current Practice	Encourage County staff to attend training offered by HCD, the California Redevelopment Association, and others to increase their understanding of housing issues.	CD&R and Fiscal staff attended trainings offered by CDBG, HOME, CalHome, WFH and the California Redevelopment Association in 2006.
Board of Supervisors RMA Non- Profits School Districts	10.51	Current Practice	Work with school districts to pursue financial measures consistent with State law, which balance costs between new and existing residents, and to consider all other alternatives prior to imposing or increasing school impact fees.	N/A
RMA Non-Profit Organizations School Districts	10.52	Current Practice	Investigate methods to reduce, provide for extended payment periods, and/or subsidize school impact fees for very-low income households.	N/A
Board of Supervisors RMA	12.21	Current Practice	Utilize benefit assessment districts, County Service Areas, and other similar entities to maintain privately developed public facilities in new subdivisions in unincorporated communities.	The Board of Supervisors recently approved an ordinance requiring assessment districts to be formed in development of new subdivisions proposed after August 2005.
Board of Supervisors RMA	12.23	Current Practice	Through the County Service Area, issue 1911 and 1915 Act bonds and utilize 1913 Act assessments for improvements in unincorporated communities provided that voters approve one assessment, as required under Proposition 118.	The Board of Supervisors increased the utility rates in all the CSAs in 2005.

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Responsible Division	Policy	Time Frame	Description	Project Status
RMA	12.31	Current Practice	Identify target areas for public infrastructure assistance, through community needs assessments, housing condition surveys, redevelopment implementation plans and amendments, community plans and other relevant information.	See the notes for CD&R/TCRA on Policy 12.51 for a list of planned infrastructure studies and projects.
RMA HHSA	12.52	Current Practice through Community Plans and rezoning	Review non-compliance issues through technical assistance with public facilities for inconsistencies with public health and safety standards.	N/A
RMA TCRA	12.61	Current Practice	In redevelopment areas, use Redevelopment Agency funds to leverage other funds and resources as a means to subsidize public improvements.	TCRA funds subsidize 2005 CDBG General Allocation funds for public improvements to the Richgrove storm drainage project now under construction. In the 2006 CDBG P/TA application, TCRA funds a Traver park study. TCRA provides leverage for the 2005 and 2006 WFH applications for capital projects in project areas.
RMA	12.71	Current Practice	Coordinate community development and capital improvement programs through designation of target areas.	TCRA is in final stages of qualifying Tipton as a new redevelopment area and has begun the process in the communities of Terra Bella-Ducor and Strathmore. These designations will allow the County to coordinate and focus efforts on improving these communities.
RMA HHSA	12.81	Current Practice	Examine and, where appropriate, update improvement standards to distinguish between	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
Fire Department Non-Profit Org.			different types of improvements, based upon purpose and function.	
Board of Supervisors RMA	12.91	When new fees are considered	For new improvements which serve both new and existing residents, and over which the County has fee-setting authority, balance new charges and assessments between new and existing residents.	N/A
RMA	13.11	Current Practice	Research designs, including smart growth concepts, which promote safety and security, and incorporate these approaches into County standards and review practices.	N/A
Housing Authority RMA Non-Profit Organizations	14.32	Twice a Year	Encourage State and Federal funding for farmworker housing; actively seek funding for projects of this type and coordinate with farming advocates to encourage more private development of farm labor housing.	N/A
RMA	14.34	Twice a Year	Work with farmers to encourage more private development of farm labor housing.	Not completed at this time.
RMA	16.12	2005	Research feasibility of adopting a reasonable accommodation ordinance, to include but not be limited to wheel chair ramps, writing specific exceptions into the ordinance. Until such time as the analysis is complete, require the use of an ADA compliance checklist to be developed as part of the Site Plan Review Committee process for housing projects, use Section 15 page 29 (L) General Exceptions, and Zoning variances with fees waived at the discretion of the Planning Director to comply with reasonable accommodation for disabled persons, their family and friends.	Not completed at this time.

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Building Division and Permit Center

Responsible Division	Policy	Time Frame	Description	Project Status
Building Division	1.61	Committee by 2004	<p>Seek advice through a Construction Advisory Committee from private and public sector advocates such as local agencies, non-profit organizations, contractors and developers, to review County, zoning ordinance, development standards, permit processing and make suggestions for streamlining. In performing this task, the RMA will:</p> <ul style="list-style-type: none"> ▪ Compare County permit processing costs and time required to issue such permits with other San Joaquin Valley Counties and the cities in the County ▪ Seek technical assistance from the State Office of Permit Assistance ▪ Review the list of ministerial and discretionary projects to determine whether more residential projects could be handled at an administrative level ▪ Consider using such techniques as tiering off community plans EIRs, addendum environmental studies and program EIRs to streamline residential project approvals ▪ Meet with the Construction Advisory Committee to review recommendations bi-annually ▪ Schedule a public hearing with the Board of Supervisors to review and approve changes to the procedures and fees 	No Construction Advisory Committee has been created at this time. However, an ad hoc group has assisted staff in reviewing standards.

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Responsible Division	Policy	Time Frame	Description	Project Status
			<ul style="list-style-type: none"> ▪ Process the requisite zoning ordinance and amendments and revised permit processing procedures by 2006 	
Building Division	1.61	Zoning Changes by 2006	Same as above	Not completed at this time.
Building Division	8.21	FY 05/06	Establish a procedure to make a distinction between permits for non-substantial and substantial rehabilitation of housing units to enable a more accurate assessment of housing condition	Not completed at this time.
Building Division	8.31	Current Practice	The RMA Building Division should keep track of demolitions using the automated permit process.	The County currently keeps track of demolitions through an automated permit process.
TCAG Building Division	8.41	Current Practice	<p>Establish arrangements with incorporated cities in Tulare County to obtain, on a regular basis, either weekly or monthly summaries of the following types of building permits, by date, street address and census tract to enable tabulation of the change in housing units on a countywide basis:</p> <ul style="list-style-type: none"> ▪ Housing unit construction ▪ Housing unit demolition or removal ▪ Housing unit relocation, including address of previous location ▪ Housing units lost by fire 	N/A
Building Division	8.51	Current Practice	Prepare a monthly summary of residential building permits which would include, by street address, census tract, nearest community, and, where multiple units are concerned, both the number of structures and the number of units in each structure, the following types of permits: <ul style="list-style-type: none"> ▪ New construction of single family units 	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
			<ul style="list-style-type: none"> ■ New construction of multiple family units ■ Mobile homes installations ■ Mobile home removals ■ Demolition of single family units ■ Demolition of multiple family units ■ Relocated units, including address of previous locations ■ Rehabilitation of single and multiple family units ■ Redevelopment area summaries 	
Building Division	9.11	Current Practice	Enforce and streamline implementation of the State Residential Energy Standards.	Energy Efficiency Standards for Residential and Non-Residential properties (Title 24) were updated in 2005 and are required for building permits in the County.
Permits Center Building Division	10.41	Current Practice	Make developers, builders and the public aware of housing issues or changes in housing law, which have been made or are under consideration and increase the County's public relations efforts.	N/A
Permits Center Building Division	10.42	Current Practice	Preparation of annual reports, which enumerate new ordinances and policy and standard revisions undertaken during the previous year and review of accomplishments.	N/A
Building Division Permit Center	10.62	2006	Develop informational brochures in English and Spanish with diagrams to promote better understanding of County development standards.	No
Project Review Building Division	12.42	Current Practice	Encourage utilization of benefit assessment districts, the County Service Areas, or other similar entities for maintenance of new community facilities, and utilization of homeowners associations for appropriate maintenance responsibilities such as security, landscaping, recreation and common area maintenance.	N/A
RMA HHSA	12.81	Current Practice	Examine and, where appropriate, update improvement standards to distinguish between different types of	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
Fire Department Non-Profit Organizations			improvements, based upon purpose and function.	

**Non-County
 Housing Authority, Non-Profits, Private Developers, Realtors, Continuum of Care and School Districts**

Responsible Division	Policy	Time Frame	Description	Project Status
Board of Supervisors RMA Private Developers	1.71 Annual Assessment		Continue to issue home mortgage revenue bonds when feasible, and investigate the feasibility of issuing bonds for multiple family rental housing.	This program is still available to the Board of Supervisors, when feasible.
Housing Authority	2.23 2008		Rehabilitate 105 renter housing units receiving low-rent public housing subsidies through a Comprehensive Grant program (HUD). The County Housing Authority will administer the grant.	The Housing Authority is continually applying for funds and rehabilitating its facilities. In 2004, the Housing Authority rehabilitated a 74-unit facility in Visalia, which included community fencing, re-roofing, landscaping, installing porches, and repairing asphalt and concrete driveways.
Housing Authority Non-Profit Housing	3.21 Current Practice		Continue existing education and training programs, which include home maintenance and budgeting, for first-time homebuyers, for tenants of federally assisted housing and for low income homeowners who are assisted with County housing funds	Housing Authority regularly conducts a Moving to Work workshops for its clients in order to prepare them for their imminent move. Self-Help Enterprises also conducts homebuyer workshops for its clients who are purchasing homes.
RMA Housing Authority	4.11 Current Practice	Current County	Continue Housing Authority practice giving displaced individuals priority in its public housing activities.	N/A
RMA Non-Profit Groups Housing Authority	4.12 Current Practice		Target demolition efforts to areas with new affordable housing when it is scheduled to be constructed.	N/A
RMA Continuum of Care HHSA	6.11 Current Practice		Identify and quantify the need for group quarters housing for special needs groups.	The Kings/Tulare Continuum of Care conducted a survey in 2003 to identify the need for group quarters housing. In 2004,

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Responsible Division	Policy	Time Frame	Description	Project Status
HHSA RMA Code Enforcement				the Continuum conducted a survey to measure the local capacity of group quarters providers.
Housing Authority Non-Profit Housing	6.21	Annually	Cooperate to expand new housing opportunities through on-going discussion with housing providers.	Continuous
RMA TCAG Board of Realtors	8.52	Current Practice	Produce periodic housing reports, which identify community needs and provide information on housing starts, sales prices and other housing activity.	The Board of Realtors publishes current information in newspapers and on its website www.car.org
CD&R Housing Authority	10.11	Current Practice	Identify target areas for public housing assistance, based on a countywide needs assessment, housing condition surveys, and other relevant information.	N/A
RMA Housing Authority Non-Profit Housing	10.22	Current Practice	Continue the use of long-term housing affordability covenants to preserve housing affordability for projects.	N/A
Board of Supervisors RMA Non- Profits School Districts	10.51	Current Practice	Work with school districts to pursue financial measures consistent with State law, which balance costs between new and existing residents, and to consider all other alternatives prior to imposing or increasing school impact fees.	N/A
RMA Non-Profit Organizations School Districts	10.52	Current Practice	Investigate methods to reduce, provide for extended payment periods, and/or subsidize school impact fees for very-low income households.	N/A
CD&R Housing Authority Non-Profit Organizations	11.12	Current Practice	Prominently display fair housing posters in offices of County government, housing program managers, rental projects, and at project sites.	Fair Housing posters are displayed.
CD & R Housing Authority Non-Profit	11.13	Current Practice	Display fair housing logos on all marketing materials, specifically Section 504 of the Rehabilitation Act of 1973, and ensure efficient communication with disabled	Fair Housing logos are displayed.

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Responsible Division	Policy	Time Frame	Description	Project Status
Organizations			housing applicants.	
CD & R Housing Authority Non-Profit Organizations HHSA	11.14	Current Practice	Include equal employment opportunity language in employment advertisements, construction bid solicitations and requests for proposal.	Equal Employment Opportunity language is included.
RMA HHSA Fire Department Non-Profit Organizations	12.81	Current Practice	Examine and, where appropriate, update improvement standards to distinguish between different types of improvements, based upon purpose and function.	N/A
Housing Authority Non-Profit Organizations CD&R	14.11	Current Practice	Apply for farmworker housing grants for sites in the Tulare County unincorporated area.	Housing Authority applying for JSJFWHG Multi-family Housing Program.
Housing Authority Non-Profit Organizations CD&R	15.11	Current Practice	Participate in the Continuum of Care Housing Program.	
CD&R Housing Authority Non-Profit Organizations	15.12	Current Practice	Identify locations within the County where transitional shelters and other homeless facilities are needed.	N/A

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County Officials and Management

Responsible Division	Policy	Time Frame	Description	Project Status
Planning Director	1.31	Periodically at the discretion of the Director through 07/08	Utilize an informal public/private sector committee (at the discretion of the Director) to meet periodically to review housing needs and opportunities.	Not completed at this time.
Board of Supervisors RMA Private Developers	1.71	Annual Assessment	Continue to issue home mortgage revenue bonds when feasible, and investigate the feasibility of issuing bonds for multiple family rental housing.	This program is still being used by the County, when feasible
Board of Supervisors RMA	2.13	Current County Practice	Reduce, subsidize or waive building permit fees for the rehabilitation of deteriorated housing units, which are assisted with, grant funds such as Community Development Block Grants and Redevelopment's Home Programs.	The County committed to waive \$7,000 of building permit fees as match for the 2005 HOME and CalHome housing repair programs now being implemented. The County also proposes waiving \$8,000 in permit fees for 2006 HOME and probably \$7,000 for the 2006 CalHome program.
Board of Supervisors Planning Commission	5.21	Current Practice	Approve subdivisions and divisions of land for housing development when such proposals are consistent with adopted plans.	N/A
Board of Supervisors RMA	10.31	FY 03/04	Continue efforts to amend the Zoning and Subdivision Ordinances to allow higher densities, zero lot line developments and other, more flexible, zoning provisions such as the administrative approval of second units required by AB 1866 (2002).	The Administrative Draft of the Density Bonus Ordinance is complete and is to be presented to the Planning Commission by the end of the year. A second unit ordinance was adopted according to State Law in February of 2004.
Board of Supervisors Countywide Planning	10.32	FY 03/04	Implement the Density Bonus Ordinance consistent with State Density Bonus Law.	The Administrative Draft of the Density Bonus Ordinance is complete and is to be presented to the Planning Commission by the end of the year.
Board of Supervisors RMA	10.51	Current Practice	Work with school districts to pursue financial measures consistent with State law, which balance costs between	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
Non- Profits School Districts			new and existing residents, and to consider all other alternatives prior to imposing or increasing school impact fees.	
Board of Supervisors RMA	12.21	Current Practice	Utilize benefit assessment districts, County Service Areas, and other similar entities to maintain privately developed public facilities in new subdivisions in unincorporated communities.	N/A
Board of Supervisors CD&R	12.22	Current Practice	Utilize benefit assessment districts and/or the County Service Area as a vehicle to maintain new public facilities in unincorporated communities.	
Board of Supervisors RMA	12.23	Current Practice	Through the County Service Area, issue 1911 and 1915 Act bonds and utilize 1913 Act assessments for improvements in unincorporated communities provided that voters approve one assessment, as required under Proposition 118.	N/A
Board of Supervisors RMA	12.91	When new fees are considered	For new improvements which serve both new and existing residents, and over which the County has fee-setting authority, balance new charges and assessments between new and existing residents.	N/A
Zoning Administrator	16.13	Current Practice	Should any constraints become known to the County, the County working through the Zoning Administrator, will contact the "Center for Independent Living" the "Kings and Tulare Area Agency on Aging" or other ADA provider to work through these constraints.	N/A

TCAG, Parks, & Property Management

Responsible Division	Policy	Time Frame	Description	Project Status
TCAG Countywide	1.41	Current County Practice	Develop a uniform tracking system of all categories of new housing units (low income, very low income, and special needs) in cooperation with other interested agencies such as the Building Industry Association, the Tulare County Association of Governments (TCAG),	The County uses an automated permits processing system.

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Responsible Division	Policy	Time Frame	Description	Project Status
TCAG Countywide Planning	5.43	Every Five Years	Review and revise, where appropriate, the urban boundaries of unincorporated communities to accommodate housing sites.	N/A
TCAG Building Division	8.41	Current Practice	Establish arrangements with incorporated cities in Tulare County to obtain, on a regular basis, either weekly or monthly summaries of the following types of building permits, by date, street address and census tract to enable tabulation of the change in housing units on a countywide basis: <ul style="list-style-type: none"> ▪ Housing unit construction ▪ Housing unit demolition or removal ▪ Housing unit relocation, including address of previous location ▪ Housing units lost by fire 	N/A
RMA TCAG Board of Realtors	8.52	Current Practice	Produce periodic housing reports, which identify community needs and provide information on housing starts, sales prices and other housing activity.	N/A
RMA: Property Management	10.21	Current Practice	In compliance with Government Code Section 54220, when land is purchased by the County in conjunction with installation of new public facilities, make any excess land available for sale by housing agencies to accommodate affordable housing including mixed-use and infill housing developments.	N/A
Parks Division CD&R	13.41	Current Practice	Actively seek Federal, State, and private foundation grant funds for park and recreation facilities in unincorporated areas, including dual-use storm drainage ponding basins/recreation parks.	

Code Enforcement Division

Responsible Division	Policy	Time Frame	Description	Project Status
Code Enforcement	3.14	Current	Administer and enforce the Employee Housing Act,	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
Division	Practice		assuring that identified employee housing facilities are inspected annually and repairs made as necessary.	
HHSAA	6.21	Annually	Cooperate to expand new housing opportunities through on-going discussion with housing providers.	N/A
Code Enforcement				
Housing Authority				
Non-Profit Housing				
Code Enforcement	14.21	2006	Identify and quantify the need for group quarters housing for farmworkers as part of the employee housing program, which is used to ensure that persons living in County-operated employee housing facilities are provided with a living environment that complies with the state of California Health and Safety Requirements. Informational brochures about the program are provided at the permit counter.	
Code Enforcement	14.31	Current Practice	Continue to address substandard farmworker housing, through the administration and enforcement of the Employee Housing Act Program.	N/A
Project Review				

Project Review Division

Responsible Division	Policy	Time Frame	Description	Project Status
Project Review	5.31	Current Practice	Implement the Animal Confinement Facilities Plan, which prohibits potentially incompatible agricultural uses (e.g., feedlots or dairies) near concentrations of dwelling units.	N/A
Project Review	5.42	Current County Practice	Streamline environmental assessments on individual housing projects by tiering off community plan EIRs.	N/A
Project Review	5.51	2005-06	Streamline the Site Plan review process by implementing a ministerial review process for minor projects or projects with less than 10 housing units.	
Project Review	7.11	Current Practice	Incorporate information regarding trip generation and distribution into staff reports or environmental assessments for new or expanded industrial	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
Project Review	9.12	Current Practice	Enforce the provisions of the Subdivision Map Act development.	N/A
Project Review	10.43	Current Practice	Include a more detailed analysis of housing issues and likely results of ordinance amendments in RMA staff reports.	N/A
Project Review Countywide Planning	10.61	Current Practice with the first round of proposed changes in FY 03/04	Establish written standards for administrative use permits in order to reduce the number of discretionary permits.	Some standards have been adopted such as the Second Unit Ordinance or are in the draft stage such as the Density Bonus Ordinance.
Project Review Building Division	12.42	Current Practice	Encourage utilization of benefit assessment districts, the County Service Areas, or other similar entities for maintenance of new community facilities, and utilization of homeowners associations for appropriate maintenance responsibilities such as security, landscaping, recreation and common area maintenance.	N/A
Project Review	13.31	Current Practice	Implement the provisions of the California Environmental Quality Act and the Noise Element of the Tulare County General Plan, with regard to new residential development.	N/A
Code Enforcement Project Review	14.31	Current Practice	Continue to address substandard farmworker housing, through the administration and enforcement of the Employee Housing Act Program.	N/A
Project Review	14.41	FY 06/07 or after GP 2025	Review the Zoning Ordinance and existing zoning and amend to assure that adequate provisions are made for farm related housing opportunities in agricultural areas.	No

HHSA

Responsible Division	Policy	Time Frame	Description	Project Status
RMA	6.11	Current Practice	Identify and quantify the need for group quarters	N/A

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Responsible Division	Policy	Time Frame	Description	Project Status
Continuum of Care HHSA			housing for special needs groups.	
HHSA Code Enforcement Housing Authority Non-Profit Housing	6.21	Annually	Cooperate to expand new housing opportunities through on-going discussion with housing providers.	N/A
CD&R Housing Authority Non-Profit Hsg HHSA	11.14	Current Practice	Include equal employment opportunity language in employment advertisements, construction bid solicitations and requests for proposal.	Appropriate language is included.
CD&R HHSA	12.11	Annually	Meet with Federal and State officials and local service providers on a regular basis to review grant program status and to advocate higher placement on priority funding lists for Tulare County Communities.	N/A
HHSA: Environmental Health	12.41	Current Practice	Where community sewer systems are not available, regulate and monitor installation of septic systems to assure public health and safety.	N/A
RMA HHSA	12.52	Current Practice through Community Plans and rezoning	Review non-compliance issues through technical assistance with public facilities for inconsistencies with public health and safety standards.	N/A
RMA HHSA Fire Department Non-Profit Organizations	12.81	Current Practice	Examine and, where appropriate, update improvement standards to distinguish between different types of improvements, based upon purpose and function.	N/A
HHSA	13.21	Current Practice	Inspect residential lots and cite property owners in violation of health standards on a systematic basis.	N/A
HHSA	16.11	FY 06/07	Research the special housing needs of populations in the County such as teenage parents and their children, persons with chronic diseases, people with physical or mental disabilities, etc.	Not Completed at this time.

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RESOURCE MANAGEMENT AGENCY

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Services
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ASSOCIATE DIRECTOR

November 28, 2006

Annual Progress Report on Implementation of the Housing Element

This report is prepared for the reporting period of September 1, 2004 to August 31, 2006. The report is provided to the Planning Commission and the Board of Supervisors as an informational item. The adoption of this document is not mandated by law, however, "*a report must be provided to the legislative body on the status of the Housing Element and progress on its implementation, including the County's progress in meeting its share of regional housing needs*" (California Govt. Code Section 65400 (b) (1)).

Progress in meeting regional housing need

Prior to a local agency's update to its Housing Element, the local Council of Governments is required to adopt a Regional Housing Needs Assessment (RHNA). The RHNA uses the State calculated number of houses to be constructed within the County and divides this fair share number between the local jurisdictions. The fair share number is based upon the number of units constructed over the previous 20 years by each jurisdiction. The RHNA was adopted by the Tulare County Association of Governments (TCAG) on November 4, 2002. The local jurisdiction then updates the Housing Element of its General Plan using this fair share number. Tulare County's adopted Housing Element (2003) covers the period from January 2001 to July 2008. This report analyzes Tulare County's progress in meeting its fair share allocation for the previous three years. A new adopted Housing Element will be required by June 30, 2009.

The County is not required to develop the needed housing units identified in the RHNA; however, it needs to provide a sufficient amount of planned available residential land so these units could be constructed within the above timeframe. The 2003 Housing Element projected that the County has an excess of planned residential land acreage available to accommodate the projected Housing Needs provided by TCAG. Table 1, below, shows the County's fair share housing unit needs as identified in the adopted Regional Housing Needs Assessment.

HOUSING POLICY
DEVELOPMENT, HCD

DEC 18 2006

Table 1. County of Tulare Regional Housing Needs Assessment
January 1, 2001 to July 21, 2008

Total projected Need	Very Low Income	Low Income	Moderate Income	Above Moderate Income
2250	716	302	202	1030

1. *Total number of new housing permits issued by Tulare County this reporting period:*

During the period of September 1, 2005 through August 31, 2006, the County issued 782 new housing permits including mobile homes. This compares with 688 permitted units during the previous year. This year's permitted housing units exceeds the number of units permitted in the 2005 reporting year by 94 permits. These numbers demonstrate a 13.6% increase in residential housing development within the County, which experienced one of its highest permitting years. The County approved 199 apartment units over the last year, along with 148 mobile homes. The majority of the apartment and mobile home units fall within the Very Low Income units category. Table 2 presents the number of housing units the County permitted by month for the current reporting year.

Table 2. Units Permitted Per Month
September 1, 2004 to August 31, 2006

Year	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Total
2005	53	53	46	50	76	27	57	86	52	77	43	68	688
2006	67	126	158	52	40	56	61	42	46	31	40	63	782

2. *Affordability, by income level, of new units including the number of deed restricted affordable housing units:*

HCD determines the income limits for Very Low Income, Low Income, Moderate Income and Above Moderate Income households. Those households which earn less than 51% of the Area Median Income (AMI) (\$51,100 in 2005) are in the Very Low Income category. Likewise, 51% to 80% of AMI is Low Income; 81% to 119% of AMI is Moderate Income; and 120% of AMI and above is Above Moderate Income. These categories are more thoroughly explained in RHNA and the Housing Element.

Housing costs are not to exceed 30% of the family's monthly income. A maximum rent or home payment is calculated for each income category. Housing units permitted within the reporting period are then classified based on the price of the building permit. Table 3 shows a data comparison from the 2004 and 2005 reporting year information broken out into the categories explained above.

**Table 3. Affordability Characteristics of Units Added in the Reporting Period
September 1 Through August 31 - 2004 Through 2006 Reporting Years**

Reporting Year	Mobile Homes	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Building Permits	Demolitions
2004	100 ¹	162	148	90	90	490	16
2005	226	452	201	94	113	688	75
2006	148	374	150	151	107	782	51

¹Mobile homes numbers cover January 1, 2004 to December 31, 2004. 100 mobile homes were permitted from January 1, 2004 to August 31, 2004.

Deed Restricted Units for time period: 0

3. Compare units added to regional housing need allocation by income category:

Table 4 summarizes the County's remaining fair share needs through July 2008, calculated by subtracting the last three years Annual Report permitted housing unit totals (from Table 3) from the "Planned Need RHN" column. The "Estimate of Acres Remaining" column takes the "Remaining Fair Share Need" number and estimates how many acres of planned residential land the County should have. The "Acres Planned Land Use" column presents the total acres of land use designations the County currently has planned, according to the 2003 Housing Element, and the "Residential Land Use" column presents which land use designation was used to determine this acreage.

It is estimated that private development will exceed the RHNA planned need, except for in the Above Moderate Category. However, there is an excess of planned residential land use designations available to accommodate the Above Moderate Income units as shown in Table 4. At this time the County does not need to plan for more residential land use designations within the communities to accommodate the remaining fair share need of housing units.

**Table 4. Remaining Regional Share of Housing
January 1, 2001 to July 31, 2008**

Income Group	Planned Need (RHNP)	Estimated Planned Land Use Need (RHNP)	2004 Annual Report Units	2005 Annual Report Units	2006 Annual Report Units	Remaining Fair Share Need	Estimate of Acres Needed to Fulfill RHNP	Acres Planned Land Use ¹	Residential Land Use
Very Low Income	716	34 acres	162	280	374	(-100)	0 (21 units per acre)	38.3acres	High Density
Low Income	302	35 acres	148	201	150	(-47)	0 (9 units per acre)	330 acres	Medium Density
Moderate Income	202	51 acres	90	94	151	(-133)	0 (4 units per acre)	674 acres	Low Density
Above Moderate Income	1030	1030 acres	90	113	107	720	720 (1unit per acre)	5846 acres	Very Low Density

¹ As shown in the 2003 Housing Element and within existing Community Plans only.

High Density Land Use designations are primarily used in the analysis to determine if the County has enough land planned for the Low and Very Low Income categories. The County would need to provide a nexus that other land use designations could be used to demonstrate there are enough adequate sites for these categories. The County has approximately 268 acres of planned High Density Residential within its communities. However, due to inadequate services, such as water, sewer or other constraints, only 38.3 acres are available for development.

In the future, development may construct or pay for improvements to these services, thereby increasing the amount available High Density acreage. Furthermore, as the County is preparing updates to the Goshen and Tipton Community Plans, this will provide an increase in the County's high density acreage. However, if this acreage amount is not enough, the County may have to designate an appropriate amount of High Density Residential uses to meet the goals of the next Housing Element.

The County has permitted over 326 mobile homes over the last two years. Mobile homes are purchased at a very low cost, and are often placed on agricultural parcels. Many of these are used for farm labor or migrant housing. During the next Housing Element analysis the County will have to demonstrate that mobile homes are not usually placed within High Density land uses, but rather in agricultural or foothill regions. The County will also show that the permitting of mobile homes could qualify for the Very Low Income category.